

DEP



CITIZENS' BULLETIN

FOUR YEARS OLD

DEP has begun - as of October - its fourth year of existence. Anniversaries being a good time to review the past and chart the future, Commissioner Costle took the opportunity to reflect and predict a bit. "This young agency can list many accomplishments in pollution control, recreation and natural resources management," said the Commissioner.

"During the last year, DEP acquired 504 acres of park land at Bluff Point, Groton, the last large tract of undeveloped land on the shoreline; began enforcing and helping towns implement the Inland Wetlands Law; and saw significant improvements in the quality of air and water in the state.

"In November, DEP released a report to the Governor's Fact Finding Task Force on Oil Refineries, stating that a refinery would be the state's largest single source of hydrocarbons, a serious air pollutant, and that supertanker traffic in Long Island Sound would present the possibility for a catastrophic oil spill.

"This extra pollution would come at a time when the extraordinary cooperation of most of Connecticut's industries and active enforcement efforts by DEP are bringing industrial air pollution below the federal health ceiling. Connecticut will be the first industrial state to meet these federal standards.

"Automotive air pollution -- the primary cause of smog -- will not be solved so quickly. DEP this year began creating transportation control strategies-- ways to limit automotive traffic in urban areas.

"DEP also began using new enforcement powers granted by the General Assembly. Under proposed civil penalty regulations, our department can fine recalcitrant air polluters the amount of profit they would reap by refusing to obey clean air laws.

"Rivers in the state became cleaner as most major industrial discharges requiring treatment facilities were completed. Still waiting are discharges whose solution depends on the completion

of municipal plants still under construction. This year, 372 new abatement orders were issued, and complete compliance was given on 101 previously issued orders.

"In an effort to reduce massive septic system failure in new developments in the future, and hence the need for costly sewers in these areas, DEP and the Health Department jointly proposed revisions to the Public Health Code for septic systems. The proposed code submitted to public hearings throughout the state was revised in response to information presented at those hearings, but was rejected "without prejudice" by the legislative regulations review committee. Revised regulations will be resubmitted to public hearings before going back to the committee.

"In a third environmental quality area, DEP completed inspections of all municipal landfills in the state and has developed compliance timetables with towns to bring landfills into conformance with environmental standards.

"This year, we also drafted regulations which will help assure that dams and diversions on rivers do not lower water levels to the point of harming aquatic life. The regulations apply to most streams and rivers stocked with trout by DEP.

"Each year, the pressure on rivers, parks and forests managed by our department increased as the number of residents enjoying the outdoors rises and the energy situation keeps them closer to home. The number of licenses issued to fishermen and hunters again increased as it has every year in the recent past. The trend toward expanding public participation in outdoor recreation activities is expected to continue, increasing current demands for DEP services.

"A successful pilot program of technical assistance, the Environmental Review Team

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of the Eastern Connecticut Resource Conservation and Development Project, was completed. In this program, DEP and other state and federal agencies provided towns with the technical expertise to evaluate development capacities of parcels of land. Requests from other towns in the state for the services of hydrologists, geologists, biologists and other scientists on these environmental review teams have increased.

"Now that Connecticut is finally seeing real gains in clean air and clean water, it might seem tempting to some people to slacken enforcement efforts," Commissioner Costle said, "but this would negate the

significant progress already made. Connecticut has made too great an investment in a clean environment to begin backsliding now. We must support the results of the commitment and sacrifice made during the past five years. To do otherwise would not only be foolish but environmentally disastrous. In a sense, our real work is beginning now, for we have, over the past three years, put into place a state environmental protection agency and developed highly effective protection and natural resource programs. Now we must make sure these programs are well administered, and the environmental quality we have gained is preserved.

THE ENVIRONMENT COMMITTEE

The Environment Committee has been appointed. The following legislators are members. The number in parentheses refers to the district of the legislators.

Senate Members

(D) Cutillo, Louis S. (15)
22 Birchwood St., Waterbury 06708
(R) DeNardis, Lawrence J. (34)
383 Broadway, Hamden 06518
(D) DePiano, Salvatore C. (23)
155 Holland Rd., Bridgeport 06610
(R) Guidera, George C. (26)
227 Lyons Plains Rd., Weston 06880
(R) Gunther, George (21)
890 Judson Place, Stratford 06497
(D) Hansen, Harold D., Chairman (30)
Long Meadow Dr., Sherman 06784
(D) Miller, Anthony P. (13)
218 Charles St., Meriden 06450
(D) Murphy, James J., Jr. (19)
Pautipaug Lane, North Franklin 06254
(R) Page, Stanley (12)
303 Murray Lane, Guilford 06437
(D) Schneller, Richard F. (20)
Crosstrees Hill Rd., Essex 06426

House Members

(D) Ahearn, Aloysius J. (55)
14 Lynwood, Bolton 06040
(D) Allyn, Rufus (43)
Mason's Island, Mystic 06355
(D) Anderson, John W. (106)
Rock Ridge Rd., Newtown 06470

(D) Bertinuso, Teresalee (57)
227 Melrose Rd., East Windsor 06049
(D) Campbell, Charles D. (118)
31 Robert Treat Dr., Milford 06460
(D) Ciampi, Francis W., Chairman (76)
29 Meadow Lake Dr., Waterbury 06704
(R) DeMerrell, John N. (35)
River Rd., Essex 06426
(R) Francis, Kathryn G. (100)
Maple Avenue, Durham 06422
(D) Giles, Abraham L. (4)
2588 Main St., Hartford 06120
(D) Gilligan, Robert G. (28)
130 Wells Farm Dr., Wethersfield 06109
(D) Grande, Andrew R. (79)
518 Lake Ave., Bristol 06010
(R) Harlow, Harold G. (66)
Prospect St., Litchfield 06759
(D) Hendel, Patricia T. (40)
127 Parkway South, New London 06320
(D) Julian, John E. (52)
45 Buckley Highway, Stafford Springs 06076
(D) Mahoney, Francis J. (13)
19 Hamlin St., Manchester 06040
(R) Manchester, Paul C. (135)
19 Woodside Ave., Westport 06880
(D) McCluskey, Dorothy S. (86)
822 Forest Rd., No. Branford 06471

(D) McManus, John P. (88)
16 Jesswig Dr., Hamden 06514
(D) Metro, James J. (64)
So. Ellsworth Rd., Sharon 06069
(D) Moriarty, William T. (80)
29 Ransom Hall Rd., Wolcott 06716
(D) O'Connor, James A. (50)
Maple St., Dayville 06241
(R) Osiecki, Clarice A. (108)
Terra Glen Rd., Danbury 06810
(D) Pawlak, Paul (105)
9 Grand St., Seymour 06483
(R) Sayre, Clyde O. (68)
Park Rd., Watertown 06795
(D) Serrani, Thom (144)
113 Knickerbocker Ave.,
Stamford 06907
(R) Stober, Kenneth E. (42)
River Rd., Gales Ferry 06335
(R) Tiffany, John J. 2nd (36)
Sterling City Rd., Lyme 06371
(D) Truglia, Anthony D. (145)
176 Fairfield Ave., Stamford
06902
(D) Walkovich, Joseph (109)
76 Sheridan St., Danbury 06810

For a listing of names, district numbers and addresses of the complete General Assembly membership, write to the Connecticut Education Association, 21 Oak Street, Hartford, Connecticut 06106. One per person as the supply is dwindling rapidly.

THE GENERAL ASSEMBLY

The General Assembly opened its doors on January 8 for the start of a new legislative session. The first order of business was the choice of House and Senate leadership and committee appointments, and now as the session progresses, the legislators are filing many proposed bills for committee consideration.

On Wednesday, January 15, the Environment Committee held its first organizational meeting. The Chairmen of the committee are Representative Francis Ciampi, and Senator Harold Hansen.

The bill deadlines which have been designated for the 1975 session are:

By January 27: All individual-legislator "proposed" bills must be filed. These are simple bills indicating statement of purpose only.

By February 24: The Environment Committee must vote to have a legislator's "proposed" bill drafted in full legal language by the Legislative Commissioner's Office.

By March 7: The Environment Committee must vote to have all bills sponsored directly by the committee drafted in full legal language by the Legislative Commissioner's Office.

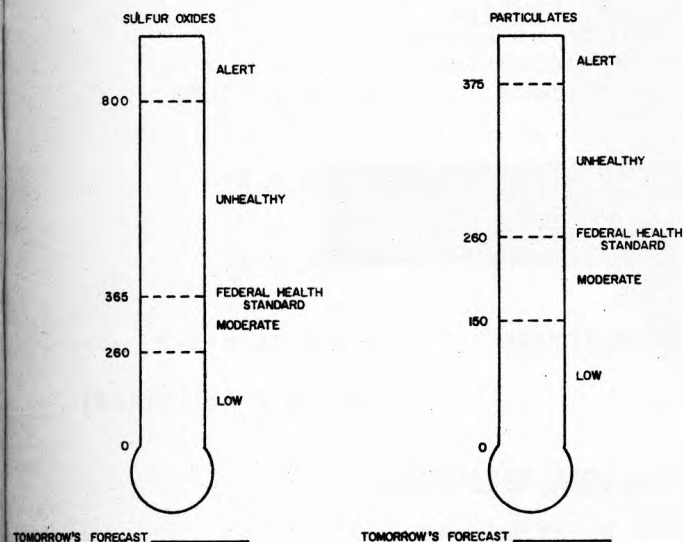
By March 31: All bills must be favorably or unfavorably reported by the Environment Committee. Bills with dollars attached must then be referred to the Appropriations or Finance Committees.

By May 5: All bills must be favorably or unfavorably reported by the Appropriations and Finance Committees.

Bills and bill Lists are now available from the Bill Room at the Capitol. To date only proposed bills have been filed. The committees will be organizing into sub-committees to work on bills in a week or two.

The general information telephone number for bills and other session information is 566-7050. Information on environmental bills may also be obtained from the Environment Committee at 566-5083. If all else fails, perhaps DEP can help (566-4202).

MICROGRAMS OF POLLUTION PER CUBIC METER OF AIR
24 HOUR AVERAGE



FORMAT SUGGESTED BY DEP AIR COMPLIANCE UNIT IN REPORTING AIR POLLUTION INDEX

AIR QUALITY

DEP began to report air quality on a daily basis as of January 6, 1975.

This daily air quality index will provide state residents with information especially important to the 250,000 people who have respiratory diseases, and will allow all Connecticut citizens a more detailed, accessible look at the quality of the air they are breathing.

The index will be given initially for Hartford, Bridgeport, and Greenwich; the number of sites may be expanded in the future. Each afternoon, Monday through

Friday, DEP will report to the National Weather Service the levels of sulfur oxides and particulates. The weather service report is available to any news media which wish to use the index. A health judgment such as low, moderate or unhealthy will also be reported.

Sulfur oxides result from the combustion of fuel. They irritate the upper respiratory tract and can damage lung tissue when combined with particulate matter. They damage plants, dissolve marble and corrode iron and steel. Sulfur dioxide is found in high concentrations during the heating season. In recent years the levels of sulfur oxides in Connecticut's air have been substantially reduced due to the use of low sulfur fuels.

Particulate matter consists of solids or liquids such as dust, smoke, mists and sprays. This type of pollution results from many kinds of industrial operations, as well as from combustion of fuel. Particulates have varied effects, depending on chemical composition. They can damage lung tissue and attack many types of materials. Particulates are also found in higher concentrations during the heating season, and levels in Connecticut have also dropped because of the use of less polluting fuels.

The information published in the index is gathered by monitoring instruments in the various cities and transmitted to a computer in DEP's offices in Hartford.

The levels of the two pollutants will be reported in micrograms of pollution per cubic meter of air. (A microgram is one-millionth of a gram.) The readings from 2:00 p.m. one day until 2:00 p.m. the following day will be averaged to yield a 24-hour average.

The term "low" means that health and property effects of the pollutant are minimal. "Moderate" means that there may be some damage to materials, but human health is not yet affected. The division between "moderate" and "unhealthy" is the federal ambient air quality standard. This is a standard which has been set by the U.S. Environmental Protection Agency, and it represents a level of air pollution below which the health of all citizens is safeguarded, and above which there is health damage. Therefore, the next level of pollution is termed "unhealthy." At the level called "alert" health dangers are more acute, and DEP will take steps to keep pollution levels from rising further.

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DEP CITIZENS' BULLETIN

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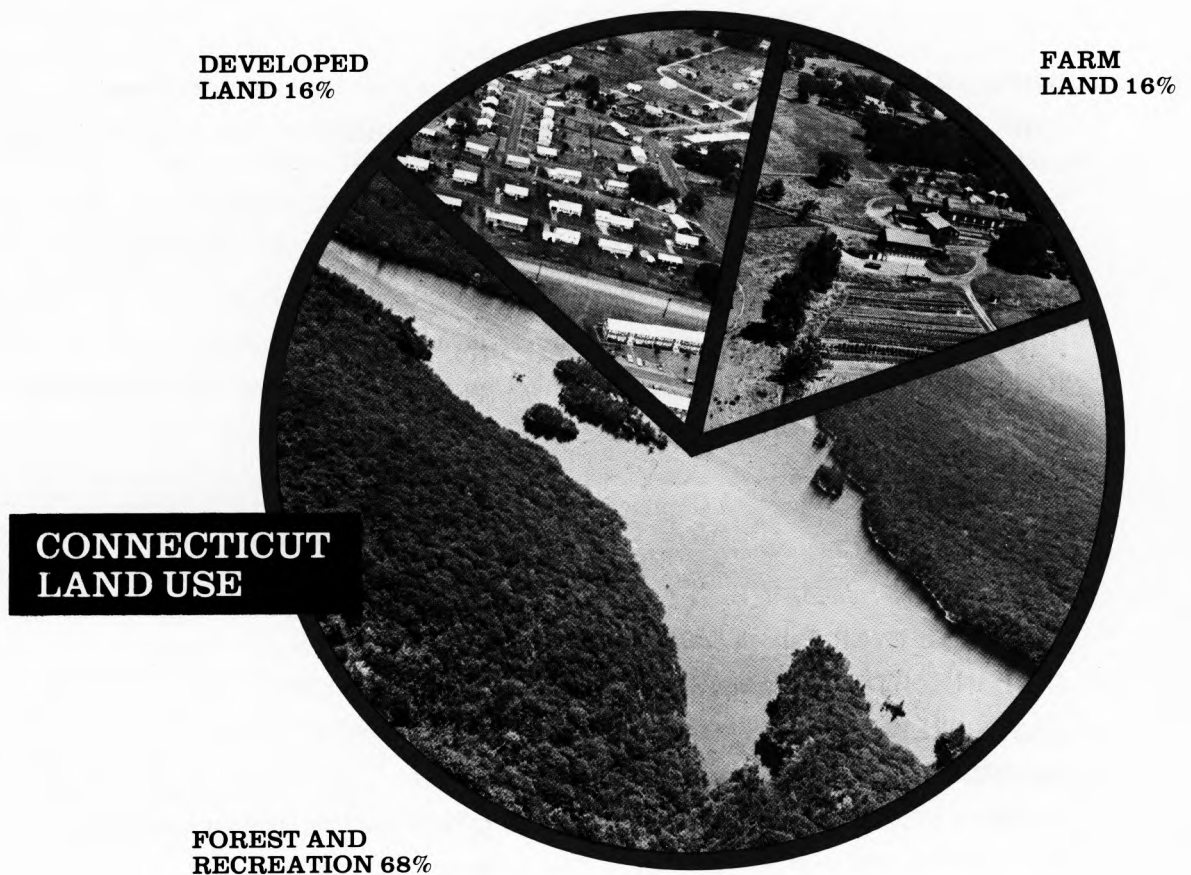
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"He who transplants sustains"



Report of the Governor's Task Force for the Preservation of Agricultural Land



THE TASK FORCE

GENERAL CHAIRMAN:

CHARLES STROH, *Suffield*. Attorney, Dairy Farmer

SECRETARY:

DONALD A. TUTTLE, *Newington*. Director Board of Agriculture

JOHN ANGEVINE, *Warren*. Poultry Farmer, Member State Board of Agriculture

JOHN BREAKELL, *Goshen*. Past President of the Connecticut Association of Soil and Water Conservation Districts

ADOLF CARLSON, *New Britain*. Commissioner of Finance and Control

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FENTON P. FUTTNER, *South Windsor*. Commissioner of Agriculture

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DAVID STILES, *Southbury*. Community and Rural Affairs Coordinator, CL&P Co.

WARREN THRALL, *Windsor*. Dairy Farmer and Tobacco Grower

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PAUL E. WAGGONER, *Guilford*. Director Connecticut Agricultural Experiment Station

HUNTINGTON WILLIAMS, *Chester*. Executive Director Council on Environmental Quality

ARTHUR WOODS, *West Hartford*. President Connecticut Business and Industry Association

GOVERNOR'S TASK FORCE FOR THE PRESERVATION OF AGRICULTURAL LAND

Final Report, December 20, 1974



At a hearing in Brooklyn on the preservation of agricultural land, a man said, "Midas had a lot of gold, but he starved to death."

In North Haven, a woman said, "Land is the tool that a farmer uses to make food."

Another citizen added, "You've got to do more than save farming for just this generation."

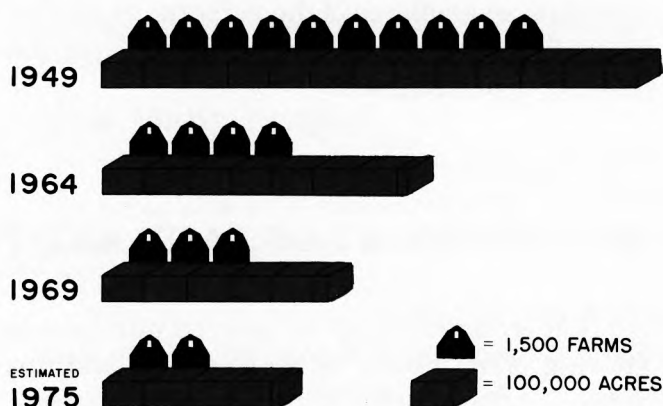
These statements captured the new concern for present and future food. They reflected the realization that most food comes from fertile acres where farmers' toil is combined with the magic of the sun. These citizens knew that groceries are renewable but farmland to grow them on is not. For three years they had been bidding against millions of people abroad for food from the west and had been paying more to have it hauled to Connecticut as fuel prices increased.

Feeling these concerns, knowing that farmland in Connecticut had shrunk by half in 25 years, and seeing the destruction of viable farm areas by scattered development, the Governor of Connecticut, in April 1974, directed 25 people to study and then recommend a land policy to maintain agriculture. During the following months the Governor's Task Force for the Preservation of Agricultural Land pursued its assignment, learn-

ing policies of other governments, receiving suggestions from citizens, and testing ideas at meetings.

Although we, the Task Force, were directed to report in April 1975, our studies showed the loss of farmland so acute that we advanced our schedule and are reporting in December 1974. We begin by setting forth our primary recommendation: preserving fertile land by purchasing development rights.

The Decline of Agriculture



THE CHIEF RECOMMENDATION

To provide about a third of its food, Connecticut should reserve at least 325 thousand of its remaining 500 thousand acres of agricultural land. These acres should be mainly arable land, but may include some adjacent pastures, woods and other land for practical boundaries to control drainage and erosion and to make viable farms.

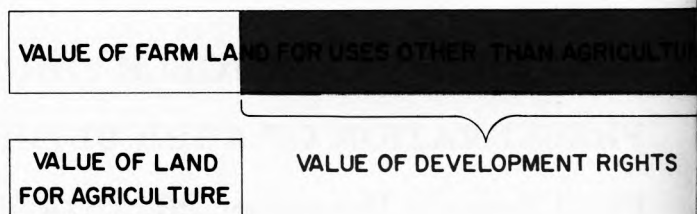
● The agricultural reserves in a town should be designated by the zoning authority or other duly constituted town body with the advice of

local farmers and under guidelines established by a Connecticut authority for agricultural lands. Following the designation of the reserved area, it should not be available for development. If the town does not act within a year, the Connecticut authority should be empowered to designate it.

● The land within the reserves should be preserved for growing food by the State purchase of development rights. The value of these rights is the difference between the value of the land for

agriculture and its value for other uses. The development rights should be purchased when offered by an owner, and he should retain all the rights of ownership. The purchase procedures should be established by the State authority, allowing the owner to sell rights when he chooses and be paid on an installment plan if he wishes.

● Guidelines to assure maximum food from minimum acres, procedures for purchase of rights, and the administration of the program should be the assignment of an unpaid authority of nine: a) the commissioners of Agriculture, Environmental Protection, and Finance & Control; b) four appointed by the Governor, two being farmers; and c) one named by the President of the Senate and one by the Speaker of the House. No more than three of the six appointees should be from one political party. The members should serve staggered five-year terms. The Chairman of the authority should be elected annually from among the six appointed members by the vote of all members. The Chairman with the approval of the Governor and members of the authority should appoint an Executive Director, who should be an employee of the authority at a salary prescribed by them and who should have the power of appointing staff.



DEVELOPMENT RIGHTS are the difference between the value of land for growing food and its value for development.

- The purchase of development rights in the reserves should be financed by the issuance of bonds under the full faith and credit of the State. The bonds should be issued as needed under a maximum authorization of \$500 million.
- The development rights should be held forever by the State unless relinquished by mutual approval of the owner, a town referendum and the State authority.

Having learned the verdict of the Task Force, the reader will now want to know the evidence. This is set down as it was gained: an inventory of our resources for producing food, the social and economic forces upon agriculture, and alternative policies for keeping our arable acres.

AN INVENTORY OF LAND AND PEOPLE

The essential step in getting our food is growing green plants for food or feed, and this depends upon natural gifts. The gifts of ample rain, bright sun and moderate temperatures are given to us now much as they were to the Mohicans and their Algonquian kin who preceded us. The generosity of Providence in these gifts is not, however, matched by her generosity in the final essential gift, abundant arable or plow-able land.

A hunter trying to find an animal in the woods or a farmer trying to sustain animals on rough pasture knows that it takes a plow and arable land to grow abundant feed or food. Most of our acres are unfit for the plow as testified by stonewalls and ledges. And we are left with a small and thus valuable gift of land where sun and rain can be efficiently transformed into food.

How Much Good Land?

A soil surveyor can identify this priceless soil with auger and spade, he would say it had Capability Class 1, 2, or 3, and he can make an inventory.

Fortunately, immigrants from Europe and their offspring have been testing Connecticut soil for about a dozen generations, keeping the arable soil under the plow, and abandoning the other to brush and then trees. Thus our present agriculture shows us where much of our fertile soil is and how little we have.

Inventories of Connecticut land during 1967-70 agree that we have about 300 to 400 thousand acres of open agricultural land. Using the 1969 Census of Agriculture and the 1972 Crop, Livestock and Marketing Review, one can

refine this to 163 thousand acres of harvested crop land and 125 thousand acres of pasture. One must remember that to encompass this fertile soil in the varied farmland of Connecticut, farmers own about 500 thousand acres.

A rough inventory of farmland among the 3 million acres of Connecticut hills and valleys shows 16% in farms: 5% produces crops, 4% is pasture and the remaining 7% ties the farms together. We have precious little farmland to preserve, and its preservation will leave plenty of land for our other needs.

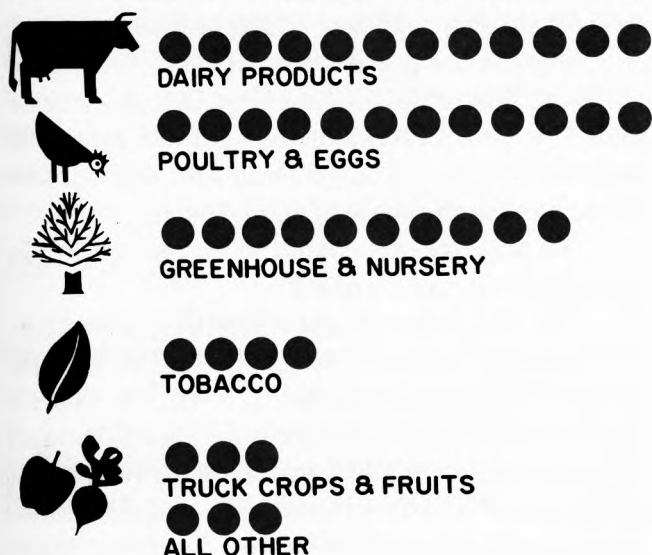
How Much Food?

The next question is : "How much of our food do we get from these few acres?" The answer is "a great deal" for we have more agricultural production per square mile than any other New England state.

Dairying uses about two-thirds of the cropland and pasture in Connecticut. This land, plus increasingly expensive feed from the Grain Belt, produces nearly half the milk we drink. As feed becomes more expensive, there is an advantage to all from having more arable land for dairy farmers and thus less expensive feed shipped in.

Poultry is our most productive product in dollars, but unfortunately chickens get little feed from our land. Eggs would be cheaper if they did.

Connecticut Farm Products 1972



● EACH SYMBOL REPRESENTS \$ 5 MILLION



Horticulture uses only arable land, but it is vital in producing food directly for people. On only 32 thousand acres or 1 percent of Connecticut's area it produces a third of our fresh vegetables and potatoes, all of our apples, grows trees, shrubs, and sod for landscaping, and tobacco for a good cigar, besides.

How Many People?

The other side of the food equation is people. Our population increased about a fifth from 1960 to 1970, reaching over 3 million or one per acre in 1970.

The final step in our inventory is estimating how much land should be reserved to produce roughly a third of the milk, eggs, vegetables, potatoes and apples that we shall consume. This is, of course, about what we produce today. The forces affecting the amount of land we shall need are changes in amount of meat and milk versus plants that we eat, changes in population, and changes in yield.

Because a pound of feed does not make a pound of meat—or even milk or eggs, we clearly could feed more people if we ate less meat. Before we expect to gain much acreage by becoming vegetarians, however, we must remember three things: some eggs and milk are good for us; poultry and dairy cattle, as grown in Connecticut, are relatively efficient converters of feed to food; a



cow can make milk for us out of grass that we cannot digest. We, therefore, take the conservative course of not predicting any large changes in the milk and eggs that we shall eat tomorrow and thus no great decrease in acreage for feeding animals.

Although the recent one-fifth increase in population in a decade leads to frightening projections, there is evidence in our declining birth rates that we shall not multiply until we trample one another. Thus in planning for food there is reasonable safety in expecting a doubling of our numbers rather than an explosion.

How Much Food Per Acre?

Can farmers and scientists increase yields per acre to feed these greater numbers? Some may think at once of "factory farms" where plants are grown on a small area and under lights. But growing plants outdoors is an efficient way of converting solar energy to food, and the energy crisis surely dooms any plans to move plants indoors and use fewer arable acres.

Arable acres can often, of course, be managed more intensively to yield more. Making improvements for a year or two until the bulldozer comes in, however, is depressing. But when farmers know that they and farmers to come will be forever growing food on precious land, they can invest, improve, and increase yields.

More efficient plans for converting sun to

food on arable land and more efficient animals for converting plants to protein are also good bets. With an Experiment Station in New Haven that has invented hybrid corn and one in Storrs that has developed high-energy poultry feeds and with industrial research in both crops and poultry, Connecticut is well fixed to increase the efficiency of its agriculture. The record for America, produced in significant part by Connecticut research, shows yields of corn have been increased by about half in a decade and soybeans by a sixth.

If we make farm ownership secure and work hard at our Experiment Stations, we can reasonably hope to increase our yields as our population increases and thus continue growing a third of our food from the acres we use today. But to expect more would be reckless.

By this reasoning we arrived at our recommendation: To produce a substantial part, about a third, of our food for years to come, Connecticut should reserve at least 325 thousand acres for agriculture.

What Will It Cost?

Finally, the inventory requires an estimate of the cost of buying development rights. By examining farm sales in Connecticut's 169 towns in 1973, the Task Force and the Southern New England Farm Credit System estimated that the cost of these rights would average \$1500 an acre, more in some localities, less in others. Hence the estimate that reserving 325 thousand acres for food would eventually cost \$500 million.

Because the preservation of agricultural land is a State program, it should be paid for by a State tax. The preservation of agricultural land will improve the quality of life in all Connecticut and thus increase the value of all real estate.

The preservation should be financed by a 1% tax on all real estate transfers.

The total sales of real estate in Connecticut are estimated at about \$3 billion, and this would produce roughly \$30 million per year. If, as indicated to the Task Force in meetings with land owners, only a small portion of development rights would be offered yearly, the project would, under such circumstances, be currently liquidated because the revenue from the transfer tax could be sufficient to pay for the rights as offered.

PRESSURES ON AGRICULTURE

Despite the tenacity of the Connecticut farmer, sometimes on land granted long ago by the British Crown, and despite foresighted programs for open space, great economic and social forces are eroding our arable acreage. The Task Force diagnosed these before making its primary recommendations. Secondary recommendations are, of course, called for and are added below as the forces are analyzed.

Although greater in some towns than in others, the difference between agricultural value and the price of building lots has caused arable land to be sold for other uses and prevented its purchase by new farmers. Heretofore when times were hard, farmers had to live on less or sell out cheap and look for a job in town. The advent of autos and suburbs, however, has brought developers to the farmers' doors with cash in hand to wean them from 16-hour days and subsistence incomes. Land prices have been the primary force in decreasing our farmland by half in a quarter century, and the purchase of development rights is designed to stem it.

Taxes

The next force is taxes. Taxing farm land according to its use rather than its developable value was and is critical in slowing the year-to-year depletion of arable acres.

Public Act 490 complements our primary recommendation, and it should be continued.

Inheritance taxes cause the loss of farm land between generations. By decreasing the inherited value of farm land, the purchase of development rights will decrease inheritance taxes on the land.

Marketing

A study of marketing revealed that produce is sometimes produced in Connecticut, warehoused out-of-state, and returned to Connecticut for use. Consumers have complained of a lack of freshness, and farmers and consumers have both complained of a widening "middleman's" spread between them.

To increase the efficiency of marketing, farmers should strive to sell directly to the consumer or to Connecticut retailers, and govern-

ment regulations should not trammel this efficient process.

Farm Labor

Working on the farm has peculiarities. The hours must suit the season, the weather and the crop because the farmer is capturing sunlight in food outdoors. The tedious stooping, inclement weather and changing hours decrease the number of people willing to do the consumer's work on the land.

An agricultural labor act should be enacted, providing rules appropriate to farming. These rules must assure the timely harvest of perishable food, secret votes on union recognition, and the outlawing of secondary boycotts.

Working Together

The long neglect of health and environment has come to an end. Now we must guard against regulation that protects our health and environment little while costing people much. Our family farms that we praise are particularly susceptible to the burdens of complex regulation.

Health and environmental regulation of food production must be reviewed constantly to eliminate harassments that increase cost with little benefit to the consumer.

Although the consumer is the beneficiary,



farmers alone must often protect agriculture from unwitting destruction by social and economic forces. Effective action depends upon effective organization.

Farmers should work together through agricultural organizations and cooperatives to protect food production.

The production of food at State institutions has declined.

State farms should be rejuvenated, providing salutary work and valuable food for people in the institutions, or leased for food production.

Support for Farms

The decrease in farm land makes the network for distribution of agricultural services and

supplies thinner and more costly. The farmer's search for machinery parts, for example, is becoming ever more time-consuming. Making Connecticut agriculture viable by following our recommendations will make farm supplies and services easier to find.

Happily some forces are favoring Connecticut agriculture. Credit is available when the ability to produce is established, and some farmers even worry that it might be too easy, encouraging young people to go over their heads in debt. Another thing in good supply is educated youth: vocational high schools and the college of agriculture have ample enrollment. The young farmers are ready to grow our food if they can afford the cropland.

ALTERNATIVE POLICIES

Before resting our case, we should enumerate policies that have been culled out so that readers can understand why we have chosen the preceding recommendations.

1 The easiest policy now is to allow present economies to work their will with present farmers passing on and the stick of inheritance taxes and the carrot of developers' prices dispersing our arable acres. Because many cities are surrounded by cropland that nurtured them and because arable land is eminently build-able land, the best acres will go early. Then when we need the land to feed us, it will be irretrievably subdivided into lots and crisscrossed with paving. The Task Force discarded this alternative.

2 The sternest policy for preserving land is outright purchase by the State for lease to farmers. Because the sharp eye of the owner is the best fertilizer, we have discarded this alternative, choosing the fruitful compromise of purchasing development rights.

3 Given the purchase of development rights in agricultural reserves, we could have recom-

mended the designation of the reserves by the State, perhaps in the less thickly settled corners of Connecticut. It seemed to us that townspeople would know their land well. Within guidelines guaranteeing fertile land be acquired, the towns should choose well. Further, every town should have the opportunity to designate an agricultural reserve that fits their town plan.

4 A program of buying all rights offered and designating no areas for reserves could have been recommended. This, however, would have fragmented the land until it was impractical to farm, and we recommended the designation of agricultural reserves.

Thus we arrived at our chief recommendation: to maintain her characteristic quality of life and provide about a third of her food, Connecticut should purchase development rights in agricultural reserves designated by the towns according to guidelines set by the State to ensure the preservation of about 325 thousand fertile acres. The Task Force urges that the Legislature enact the necessary bill and that the Governor sign it into law.

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